

Land Use Application
Public Works Department



Grading & Erosion Control Permit

Grading for all development (roads, driveways, building sites, landscaping, utilities, etc) unless listed as exempt in Chapter 5-2-1 requires a Grading & Erosion Control Permit. Chapter 5-2(D) discusses the necessary items required for the permit application. The complete permit application must be submitted in full and approved before work may commence. Items exempt from needing Grading & Erosion Control Permit:

- Tilling and cultivation associated with agricultural operations occurring on natural slopes that are less than 30%.
- Earthmoving that occurs as emergency flood control measures. However, an after-the-fact grading permit is required to document the grading and stabilization completed after the emergency has passed.
- Irrigation canal/ditch maintenance except where located within a FEMA designated floodplain.
- Maintenance of roads that does not impact alignment of the roadway or increase the elevation more than 6" from existing grade.

Fees Paid

For Office Use Only

☐ Check # _____ ☐ Credit Card ☐ Cash Date: _____

- Completed GEC application, Narrative, and Conforming Site Plan are required for **every** project. Ensure all required documents are included, incomplete and partial applications will not be processed
- Submit all documents to GEC@tetoncountyidaho.gov
- Fee must be paid up front and is non-refundable.
- \$150 via cash or check, \$153 via card. Card payment can be accepted in person or over the phone (208) 776-8225.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner Info

Owner Name: _____

Address: _____ Zip code: _____

Project Location

Name of Applicant (if different than owner): _____ Phone: () _____

Project Address (if different than owner address): _____ Zip code: _____

Email: _____

Primary Contact (if not applicant): _____

Email: _____ Phone: () _____

Designated Primary Contact

☐ Owner ☐ Agent/Representative

Project Info

Total Site Acreage: _____

Zoning District: _____ RP#: _____



I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be reviewed.

Applicant Signature: _____ **Date:** _____

I, the undersigned, am the owner of the referenced property and do hereby give my permission to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property to find it to be correct.

Owner Signature: _____ **Date:** _____

Application Checklist

(All items to be submitted in digital form unless otherwise requested.)

- ☐ Application fee paid
- ☐ Affidavit of Legal Interest OR if applicant is corporate or part owner, proof of who can sign on behalf of the corporation
- ☐ Narrative / Written letter
- ☐ Site plan per the standards outlined in the Land Development Code 5-1-6 (Also see below)

SECTION II: REVIEW CRITERIA

Additional information may be required such as a Grading Plan, Erosion Control Plan, Storm Water Drainage Plan, Drainage Report, or Geotechnical Report depending on the work request.

- ☐ **Erosion and Control Standards:** all development that includes land disturbing activities shall meet the standards in this Section. If the area of disturbance is larger than one acre, a Construction General Permit (GCP) from the EPA shall also be required in accordance with the National Pollutant Discharge Elimination System requirements. General Development Standards are listed in 5-2-2 of Teton County's Land Development Code.
- ☐ **Storm Water Management Standards:** All development resulting in any or all of the following is required to meet the provisions of 5-2-3 related to Storm Water Management:
 - impervious area of a lot, parcel or development site that is 10% or greater;
 - impervious area of a lot, parcel or development site that exceeds a half-acre in total;
 - Site grading within one hundred feet of the Teton River or wetlands delineated by U.S. Fish and Wildlife National inventory boundary and/or within 50 feet of all other waterways.
 - Site grading within twenty (20) feet of the property line
 - Any site or lot that alters the natural drainage patterns.
 - All development in the IR zone district.

Storm Water Management standards are listed in 5-2-3(C) of the Land Development Code.

- ☐ **Geotechnical Analysis:** There are specific requirements of sites that meet the following criteria:
 - Proposed physical development on natural slopes greater than 30%;
 - Proposed cut or fill slopes steeper than 2:1 or 50%;



- Soil or rock cuts or fills where the maximum height or cut or fill exceeds fifty (50) feet, or the cuts or fills are located in topography and/or geological units with known stability problems;
- Proposed retaining walls with a maximum height at any point along the length that exceeds thirty (30) feet;
- Unusual Geotechnical Features such as:
 - Embankment construction on a weak and compressible foundation materials or fills constructed using degradable shale;
 - Geotextile soil reinforcement, permanent ground anchors, wick drains, ground improvement technologies;
 - Experimental retaining wall systems or pile foundations where dense soils are present.

Standards for Geotechnical Analysis are listed in Teton County's Land Development Code 5-2-6(C).

- ☐ **Steep Slope Protection Standards:** There are specific standards associated with all property where grading, excavation, or development is proposed on hillsides with slopes greater than 20%. Please see section 5-2-5 of Teton County's Land Development Code.

SECTION III: CHECKLIST OF ITEMS REQUIRED ON THE SITE PLAN (Land Development Code 5-1-6)

1. Number of site plans:

- ☐ One (1) digital copy *prepared by a professional land Surveyor/Engineer.*

2. Items on Site Plan:

- ☐ Property lines
- ☐ Lot Area;
- ☐ Lot Coverage;
- ☐ Location of existing and proposed structures, including distances from other structures and property lines;
- ☐ Location, size, height and gross floor area of existing and proposed structures;
- ☐ Existing and proposed natural and manmade features, such as wetlands, creeks, canals, rivers and riparian areas;
- ☐ Setbacks required by the LDC or a state or federal authority plat
- ☐ Existing and proposed easements;
- ☐ Drive approach and access point(s) with dimensions and radii shown;
- ☐ Delineation and width of internal circulation roadways;
- ☐ Existing and proposed vegetation and landscape materials and buffers;
- ☐ Location and type of existing and proposed exterior lighting;
- ☐ Distances between driveways and adjacent roads;
- ☐ Location of existing and proposed below- and about-ground utilities
- ☐ Location and size of well and septic equipment and lines;
- ☐ Parking and loading areas, including dimensions and a summary of parking and loading spaces required by the LDC
- ☐ Existing and proposed fences and walls;
- ☐ Adjacent roads, alleys, or other access abutting property with road names identified;
- ☐ Location and size of existing and proposed signage;
- ☐ Snow storage areas;



- ☐ Distances from property lines, proposed structures and land uses of rivers, creeks, streams, ditches and surface water present on the lot;
- ☐ Identification of sites and structures listed on State and National Registers of Historic Places or on the Idaho Historic Sites Inventory

SECTION IV: CHECKLIST OF ITEMS REQUIRED ON THE NARRATIVE (Land Development Code 5-2-1.D.1.c)

1. Number of Narratives:

- ☐ One (1) Narrative, digital copy

2. Items on Narrative:

- ☐ Area of disturbance.
- ☐ Structures being built (house, garage, ADU)
- ☐ Extent of grading. (Berms, terraces, trenching)
- ☐ Summary of impervious surface square footage. This should include all building footprints (house, garage, out buildings), patios, walkways, decks, impervious aprons and driveways.
- ☐ Driveway Details (Length, width, type of material i.e. gravel, asphalt, or concrete).
- ☐ Utilities (gas, electric, communications, water, and sewer/septic connections).
- ☐ Property Characteristics (slopes, streams, rivers, canals, wetlands or floodplains).
- ☐ Attached professional documents (Slope Analysis, Stormwater Drainage Plan).

